

To: City of St. Louis Planning Commission

From: Don Roe, Executive Director

Subject: Submittal of Resolution for Recommendation of Zoning District Map Amendment (Rezoning by Petition) -- City Block 9097 (4565, 4565R & 4591 McRee Ave.)

Date: November 25, 2020

Summary

Submittal: Proposed amendment of the Zoning District Map by petition for Planning Commission review and recommendation.

Site: 10.1-acre site -- consisting of three parcels -- located on McRee Ave., between S. Kingshighway Blvd. and S. Vandeventer Ave., in an industrial portion of the Forest Park Southeast neighborhood.

Proposal: Rezoning the three parcels from the “K” Unrestricted District to the “H” Area Commercial District.

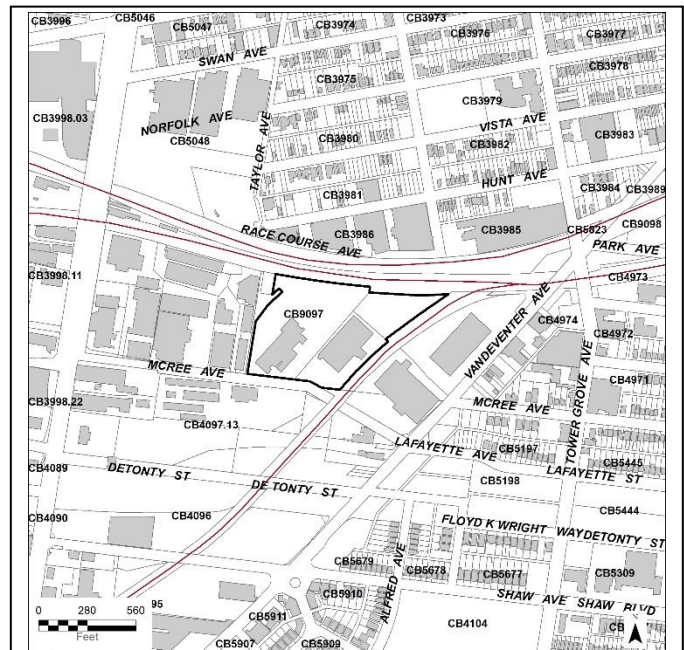
Land Use: The rezoning site currently consists of two vacant industrial buildings and a vacant lot. Two of the parcels are currently being redeveloped as an \$18 million dog park/restaurant and office complex. A \$60 million mixed-use development project -- consisting of 260 apartments, 1,500 square feet of commercial space and structured parking -- is proposed on the third parcel, 4591 McRee Ave. The existing “K” Unrestricted District doesn’t allow residential uses. A rezoning to the “H” Area Commercial District would allow the proposed development project to be in compliance with the provisions of the Zoning Code.

Petitioner: Green Street Real Estate Ventures, LLC, an affiliate of Green Street St. Louis. The development firm owns all three parcels.

Support Letter: Submitted by Alderman Joseph Roddy (17th Ward).

Recommended Action

That the Planning Commission finds the petition for the proposed Zoning District Map amendment for three parcels located in City Block 9097 -- 4565, 4565R and 4591 McRee Ave. -- to be in conformity with the City’s Strategic Land Use Plan and **recommends approval** to the City’s Board of Aldermen.



1.0 Background

- The rezoning site consists of three parcels -- 4565, 4565R and 4591 McRee Ave. -- that are located on McRee Ave., between S. Kingshighway Blvd. and S. Vandeventer Ave. The approximately 10.1-acre site is located in an industrial portion of the Forest Park Southeast neighborhood. The first two parcels -- 4565 and 4565R McRee Ave. -- are in the process of being consolidated into a single parcel, although City records still indicate that they are separate parcels. The 4565 McRee Ave. parcel includes a vacant industrial building, while the 4565R McRee Ave. parcel is a vacant lot. The two parcels are currently being redeveloped as an \$18 million dog park/restaurant and office complex. The majority of the office space will be occupied by the owner and developer, Green Street St. Louis, which will be relocating from St. Louis County. The third parcel, 4591 McRee Ave., currently includes a vacant industrial building. The developer is proposing to demolish the existing building and construct a \$60 million mixed-use development project, consisting of 260 apartments, 1,500 square feet of commercial space and structured parking. The existing "K" Unrestricted District doesn't allow residential uses. However, a rezoning to the "H" Area Commercial District would allow the proposed development project to be in compliance with the provisions of the Zoning Code. Please note that the 4565 and 4565R McRee Ave. parcels, which are being redeveloped as the dog park/restaurant and office complex don't require a rezoning, as these uses are allowed in the "K" zoning district. However, these two parcels are included in the rezoning petition to prevent any potential undesirable uses from locating there in the future. A preliminary site plan of the two development projects, as well as a rendering of the dog park/restaurant and office complex, are attached as Exhibit "C". Photos of the rezoning site are included in Exhibit "E".
- As Exhibit "A" shows, all of the parcels fronting on both sides of McRee Ave., between S. Kingshighway Blvd. and S. Vandeventer Ave., are zoned "K" Unrestricted District. This reflects the industrial character of the area. The rezoning petition proposes changing the zoning for the three subject parcels from the "K" Unrestricted District to the "H" Area Commercial District.
- The petitioner is Green Street Real Estate Ventures, LLC, an affiliate of Green Street St. Louis. The development firm owns all three parcels and has completed many development projects in the Forest Park Southeast neighborhood.
- The rezoning site is located in an industrial area and is bounded on two sides by railroad rights-of-way -- BNSF Railway and Union Pacific Railroad on the north and Union Pacific Railroad on the east. Large adjacent uses include: Re-Poly, 1525 S. Vandeventer Ave.; Travis Roofing Supply, 1565 S. Vandeventer Ave.; Fred M. Luth & Sons, Inc., 4516 McRee Ave.; City of St. Louis Water Department, 4600 McRee Ave.; Rivertown Foods, 4601 McRee Ave.; and Foreman Fabricators, Inc., 4605 McRee Ave. Photos of adjacent properties are included in Exhibit "E".
- In its rezoning petition (see Exhibit "B"), the petitioner states as its Grounds for Petition: "Owner desires to construct a residential building at 4591 McRee."
- Mary Hart Burton, the City's Zoning Administrator, cites in the attached report (see Exhibit "D") that: "Given that the subject parcels in City Block 3904 are currently vacant and underutilized; that the proposed use would bring new housing and neighborhood commercial opportunities to the immediate area; that surrounding properties are used and zoned for a variety of residential and commercial uses; that by rezoning subject property would bring it into conformity for its intended future use; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more restrictive zoning classification would be appropriate and would enhance the general welfare of the City." Ms. Burton further states that: "It is the recommendation of the Zoning Administrator that the subject area in City Block 9097 be rezoned from the current classification of "K" Unrestricted District to the "H" Area Commercial District."

- The proposed rezoning is supported by Alderman Joseph Roddy 17th Ward). (See Alderman Roddy's support letter in Exhibit "B".)

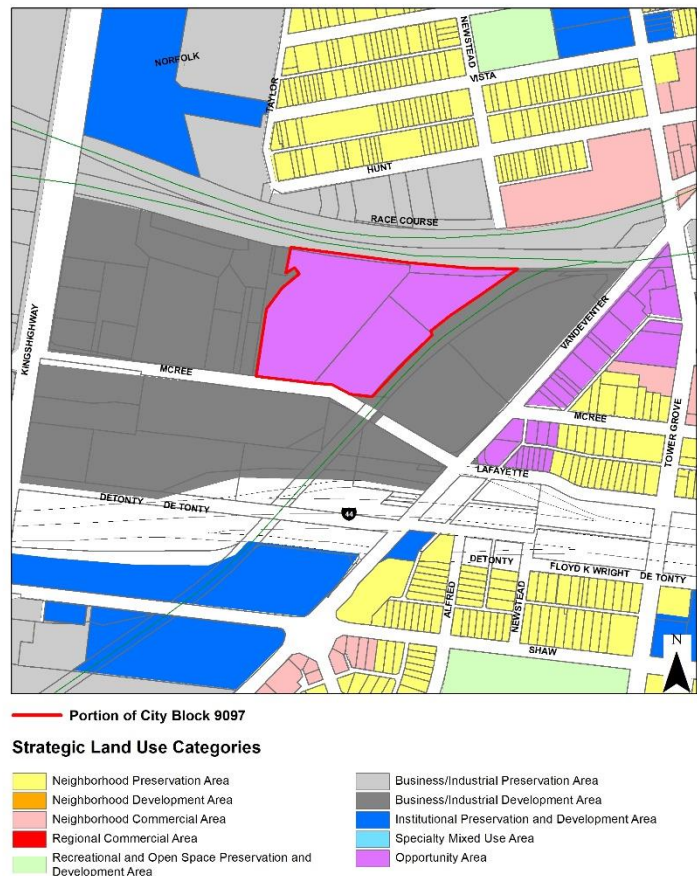
2.0 Comments

PDA staff has reviewed the proposed amendment of the Zoning District Map for three parcels located at 4565, 4565R and 4591 McRee Ave and recommends approval of the rezoning from the "K" Unrestricted District to the "H" Area Commercial District. This recommendation is based on the reasons cited in the Zoning Administrator's report and the proposed rezoning's conformity with the City's Strategic Land Use Plan.

The Strategic Land Use Plan (SLUP) designates the rezoning site as an Opportunity Area. This assumes the Planning Commission will have approved the adoption of SLUP Amendment #21 earlier at its December 2, 2020 meeting. This would change the SLUP category for the rezoning site's three parcels from Business/Industrial Development Area (BIDA) to Opportunity Area (OA). The OA Strategic Land Use Category is defined as: *"Key underutilized locations where the use of the land is in transition. Location and site characteristics of these areas offer particular challenges/opportunities that could be advantageous to a range of development activity. This designation is intended to be flexible and specific development proposals will be entertained as they present themselves."*

The proposed rezoning would facilitate the development of a \$60 million mixed-use development project -- consisting of 260 apartments, 1,500 square feet of commercial space and structured parking. Together with the adjacent development of an \$18 million dog park/restaurant and office complex, a change in the industrial character of this area is emerging. Thus, the proposed rezoning is in conformity with the City's Strategic Land Use Plan.

Proposed Strategic Land Use Plan Amendment #21



2.1 Public Input

The Board of Aldermen's Housing, Urban Development and Zoning (HUDZ) Committee will conduct a public hearing as part of the legislative process.

2.2 Previous Commission Action

At its December 4, 2019 meeting, the Planning Commission recommended approval of the Chapter 99 Blighting Study and Redevelopment Plan for the 4565-4591 McRee Ave. Redevelopment Area. The Redevelopment Plan was approved by Ordinance 71140.

2.3 Requested Action

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

Requested Recommendation

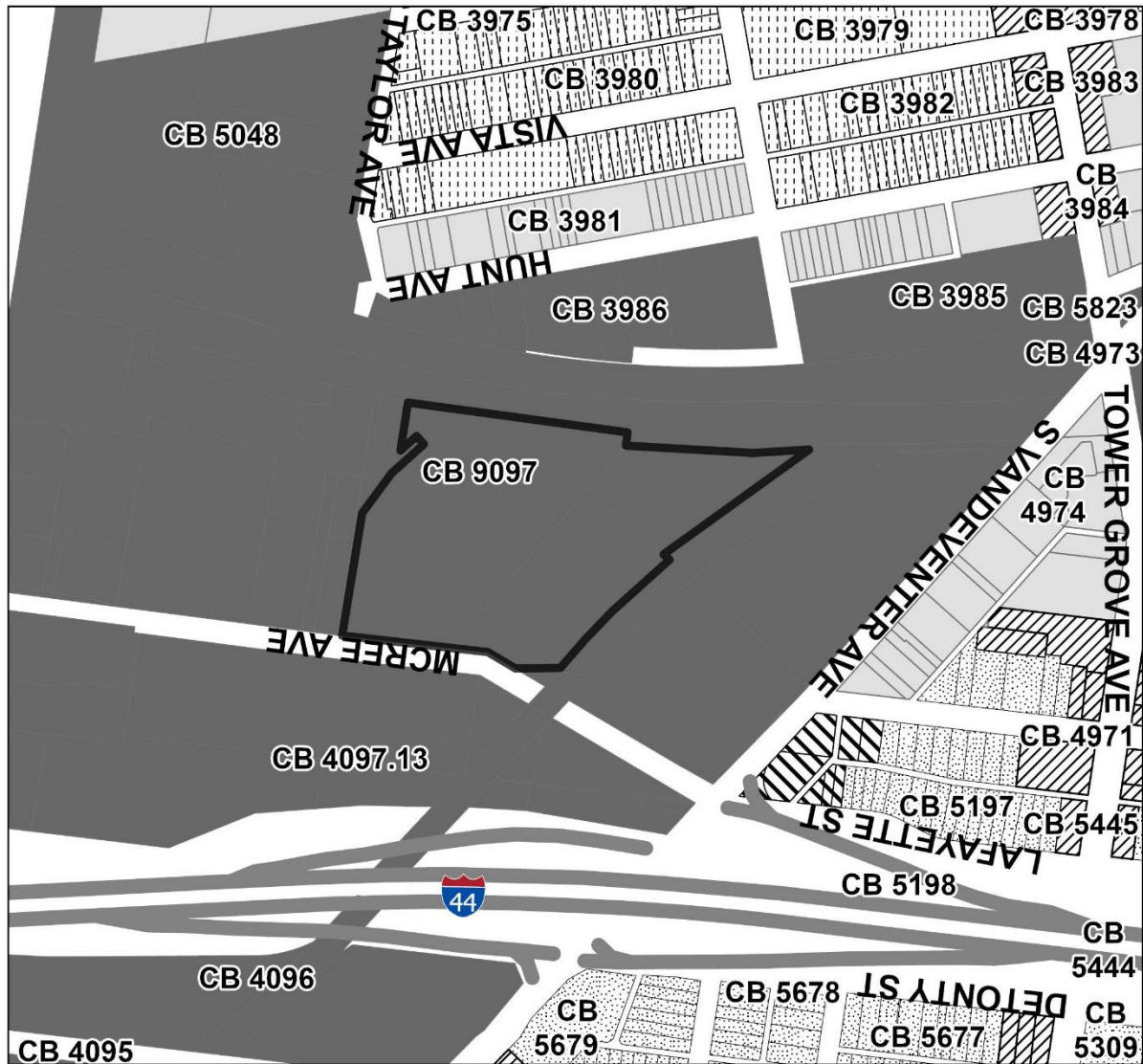
That the Planning Commission finds the petition for the proposed Zoning District Map amendment for three parcels located in City Block 9097 -- 4565, 4565R and 4591 McRee Ave. -- to be in conformity with the City's Strategic Land Use Plan (assuming that SLUP Amendment #21 is approved earlier in the meeting) and **recommends approval** to the City's Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The petition for the amendment of the Zoning District Map (to the "H" Area Commercial District) for three parcels (known as 4565, 4565R and 4591 McRee Ave.) located in City Block 9097 is hereby found to be in conformity with the City's Strategic Land Use Plan (assuming that SLUP Amendment #21 is approved earlier in the meeting).
2. The petition for the amendment of the Zoning District Map (to the "H" Area Commercial District) for three parcels (known as 4565, 4565R and 4591 McRee Ave.) located in City Block 9097 is hereby recommended for approval.
3. The Executive Director of the Planning and Urban Design Agency is hereby directed to notify the City's Board of Aldermen of this recommendation.

EXHIBIT A

DISTRICT MAP



Current Zoning District

ZONING

A Single Family Dwelling District

B Two-Family Dwelling District

C Multiple Family Dwelling District

D Multiple Family Dwelling District

E Multiple Family Dwelling District

F Neighborhood Commercial District

G Local Commercial & Office District

H Area Commercial District

I Central Business District

J Industrial District

K Unrestricted District

L Jefferson Memorial District

Rezoning Area

4565, 4565R, 4591 McRee Avenue

PDA-084-20-REZ

CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY

EXHIBIT B



PETITION FOR ZONING AMENDMENT (REZONING)

CITY OF ST. LOUIS

Petitioner's Name Green Street Real Estate Ventures LLC
 Contact Name (If above is a firm/an organization) Nicole Bliwmer
 Address 8451 Maryland Avenue
 Phone 314 315 6080 Fax 314 726 2725 Email nicole@greestreetstl.com

A complete Legal Description of Property to be Rezoned is required, use additional sheets if necessary (you may also attach any plans, conceptual drawings or proposals which you feel may aid in the evaluation of this request). see attached

Address(es) including street number(s) / name(s) of Property(s) to be Rezoned _____

4565^{4565R} and 4591 McRee Avenue 90970001000
 City Block No. 9097 Parcel No. 90970001500 * 2nd 90970000910

Requested Zone/FBD Change From K - unrestricted To H - Commercial District

(list specific zoning district or FBD Zone)

(list specific zoning district or FBD Zone)

The following can be listed or mapped on additional sheets:

- Present Use of Property(s) industrial/vacant
- Intended Use of Property(s) commercial and residential
- Grounds for Petition owner desires to construct a residential building at 4591 McRee.
- Are you the owner of the property described? yes
- If not, what is your legal interest in the property? —
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as Green Street McRee Investors LLC 2nd Green Street 4565 McRee Investors LLC

If you are NOT the owner(s)- of- record of the petitioned property you are **REQUIRED** to submit the Affidavit on Page 4, for each of the owner(s)- of- record of the petitioned property and it **MUST** be notarized.

[Signature]
 Signature(s) of Petitioner(s)

11/12/2020
 Date Filed

Received and deemed complete by Zoning on 11/12/2020

City of St. Louis, Office of the Zoning Administrator

Room 400, City Hall, St. Louis, MO 63103

* note, lot 90970001000 is being replatted to be included in lot 90970001500. I believe this has been recorded but don't yet see the revision on the City website. Assessor indicates this will be completed in November. Revised: 8/19/13

Address: 4565 & 4565R McRee Avenue

A tract of land being part of OUT LOT 97, of the City of St. Louis, Missouri being more particularly described as follows:

Beginning at a found iron pipe at the southwest corner of a tract of land as conveyed to Green Street 4565 McRee Investors, LLC by instrument recorded on June 19, 2019 as Document No. 35, said point also being located on the north right-of-way line of McRee Avenue, 60 feet wide; thence along the northwestern line of said Green Street 4565 McRee Investors, LLC tract, North 42 degrees 45 minutes 00 seconds East, 669.04 feet to a found iron pipe located on the southern right-of-way line of Missouri Pacific Rail Road, variable width, said point also being located on a curve to the left having a radius of 5,808.65 feet; thence along said curve and last said right-of-way line with an arc length of 300.48 feet and a chord which bears South 85 degrees 17 minutes 15 seconds East, 300.45 feet and North 86 degrees 32 minutes 15 seconds East, 138.46 feet to the northwestern right-of-way line of the Missouri Pacific Rail Road, variable width; thence along said right-of-way line, South 55 degrees 02 minutes 15 seconds West, 218.54 feet to the beginning of a non-tangential curve to the left, having a radius of 1,550.00 feet; thence along said curve with an arc length of 149.45 feet and a chord which bears South 52 degrees 17 minutes 00 seconds West, 149.39 feet; thence South 47 degrees 15 minutes 00 seconds East, 22.67 feet to the beginning of a non-tangential curve to the left having a radius of 2284.76 feet; then along said curve with an arc length of 347.24 feet and a chord which bears South 47 degrees 07 minutes 49 seconds West, 346.91 feet; thence South 42 degrees 47 minutes 21 seconds West, 37.70 feet to the north right-of-way line of above said McRee Avenue; thence along said right-of-way line the following courses and distances: North 83 degrees 03 minutes 00 seconds West, 112.87 feet; North 58 degrees 45 minutes 06 seconds West, 72.91 feet and North 83 degrees 03 minutes 00 seconds West, 94.88 feet to the POINT OF BEGINNING.

Containing 184,643 square feet or 4.239 acres, more or less.

LOT 1

Address: 4591 McRee Avenue

A tract of land being all of Lot 1 of the Subdivision of Part of Out Lot 97, as recorded in Plat Book 08292019, Page 0003 of the City of St Louis records, being located in parts of U.S. Surveys 3294, 1520 and 1521, City of St. Louis Missouri more particularly described as follows:

Beginning at the southwest corner of said Lot 1, said point also being located on the Northern right-of-way line of McRee Avenue, 60 feet wide, 942.46 feet easterly by record of the East line of Kingshighway Boulevard (160 feet wide) said point also being the southeastern corner of a tract of land as conveyed to Mississippi River Transmission Corporation, by instrument recorded in Book 300M. Page 2092 of the City of St. Louis records; thence along the common lines of said Mississippi River Transmission Corporation and said Lot 1 the following courses and distances: North 09 degrees 17 minutes 48 seconds East, 308.01 feet; North 36 degrees 20 minutes 10 seconds East, 122.18 feet; North 48 degrees 02 minutes 13 seconds East, 108.37 feet; North 41 degrees 57 minutes 47 seconds West, 27.11 feet and South 48 degrees 02 minutes 13 seconds West, 53.74 feet to the southeastern corner of Lot 2 of above said subdivision; thence along the eastern line of Lot 2, North 09 degrees 17 minutes 48 seconds East, 118.44 feet to the southern right-of-way line of the Burlington Northern Railroad Company, said point also being located on a curve to the left having a radius of 5779.65 feet; thence along said curve and last said right-of-way line an arc length of 571.18 feet and a chord which bears South 81 degrees 03 minutes 04 seconds East, 570.95 feet to the northeastern corner of above said Lot 1; thence along eastern line of said Lot 1 the following: South 06 degrees 08 minutes 16 seconds West, 29.00 feet and South 42 degrees 45 minutes 00 seconds West, 669.04 feet to the north right-of-way line of above said McRee Avenue; thence along said right-of-way line, North 83 degrees 03 minutes 00 seconds West, 272.54 feet to the POINT OF BEGINNING.

Containing 254,049 square feet or 5.832 acres, more or less



Joseph Roddy
Alderman

BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

17th Ward

November 6, 2020

Ms. Mary Hart Burton
Zoning Administrator
1520 Market Street
Room 400
St. Louis, MO 63103

Re: Support Letter for Rezoning of 4565 and 4591 McRee Avenue

Dear Ms. Burton,

I am in full support of rezoning of these properties from the current "K" - Unrestricted category to the "H" - Commercial District category, on the basis that the current zoning does not allow for the developer to pursue plans to construct a residential building on the 4565 and 4591 McRee properties.

If you have any questions, please contact me at 314-622-3287.

Sincerely,

Joseph Roddy

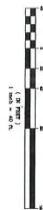
Joseph Roddy
Alderman, 17th Ward

Room 230, City Hall • 1200 Market Street, St Louis, MO 63103 • Office (314) 622-3287

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GENERAL NOTES



GRAPHIC SCALE

400

MSD P# 20MSD-00093
MSD BASE MAP 21-G2

C5.0

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DATE: 8/14/20

SITE IMPROVEMENT PLAN

4565 & 4591 McREE AVENUE

4565 & 4591 McREE AVENUE
ST. LOUIS, MISSOURI
63110

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9101
e-mail: general@stuckasawc.com
Web: www.stuckasawc.com



ARCTURIS



JIMMIE M. EDWARDS
DIRECTOR OF PUBLIC SAFETY

City of St. Louis
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING AND INSPECTION
LYDA KREWSON
MAYOR

EXHIBIT D



FRANK OSWALD
BUILDING COMMISSIONER

TO: City of St. Louis Planning Commission

FROM: Mary Hart Burton, Zoning Administrator

SUBJECT: Rezoning – Forest Park Southeast Neighborhood - City Block 9097 (4565, 4565R & 4591 Mcree Avenue)

DATE: December 2, 2020

INITIATION:

Ms. Nicole Blumner, representative of Green Street Real Estate Ventures, LLC, the owner of record, petitioned the Zoning Administrator as provided for in Chapter 26.92 of the 1994 Revised Code of the City of St. Louis, to change the Zoning District Map of the City in the Forest Park Southeast Neighborhood. Specifically, the petition focused on three (3) parcels in city block 9097, known as 4565, 4565R and 4591 Mcree Avenue that are currently zoned "K" Unrestricted District. The parcels are located in the 17th Ward of the City of St. Louis surrounded by a mixture of high density multi-family residential, commercial and industrial uses.

PURPOSE:

The request is based on the Petitioner's desire to bring the zoning of these parcels of land into conformance with their intended future use. The Petitioner proposes to construct Bar K, a Kansas City-based indoor/outdoor destination dog park and restaurant, as well as relocating the corporate offices of Green Street from Clayton, MO to this location. While the current zoning of "K" Unrestricted District does allow for all of these uses, it would also allow for many undesirable uses and a rezoning would protect the proposed investment to this area. The Petitioner further proposes to consolidate the two parcels known as 4565 & 4565R Mcree Avenue into one larger parcel for the purposes of constructing a four story multi-family building with approximately 260 dwelling units and up to 500 off-street parking spaces within the structure. The current zoning of "K" Unrestricted District does not allow for the residential component of the proposal. A rezoning of the aforementioned parcels to the "H" Area Commercial District, would allow for the proposed development to be in compliance with the provisions of the Zoning Code.

Given that the subject parcels in City Block 3904 are currently vacant and underutilized; that the proposed use would bring new housing and neighborhood commercial opportunities to the immediate area; that surrounding properties are used and zoned for a variety of residential and commercial uses; that by rezoning subject property would bring it into conformity for its intended

future use; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more restrictive zoning classification would be appropriate and would enhance the general welfare of the City.

RECOMMENDATION:

It is the recommendation of the Zoning Administrator that the subject area in City Block 9097 be rezoned from the current classification of “K” Unrestricted District to the “H” Area Commercial District.

cc: Alderman Joseph Roddy, 17th Ward
Frank Oswald, Building Commissioner

Building Safety is NO Accident

Exhibit “E”

Photos of Rezoning Site in City Block 9097



**1) Rezoning site
Vacant industrial building,
4565 McRee Ave.
(Looking northeastward)**



**2) Rezoning site
Vacant industrial building,
4565 McRee Ave.
(Looking northwestward)**



**3) Rezoning site
Vacant industrial building,
4591 McRee Ave.
(Looking northeastward)**



**4) Rezoning site
Vacant industrial building,
4591 McRee Ave.
(Looking northwestward)**

Exhibit “E”

Photos of Rezoning Site in City Block 9097



**5) Adjacent properties
Re-Poly,
1525 S. Vandeventer Ave.
(Looking northwestward)**



**6) Adjacent properties
Travis Roofing Supply,
1565 S. Vandeventer Ave.
(Looking northwestward)**



**7) Adjacent properties
City of St. Louis Water Department,
4600 McRee Ave.
(Looking southwestward)**



**8) Adjacent properties
Rivertown Foods,
4601 McRee Ave.
(Looking northward)**